BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-200006.0000 AGR
T24 2026

sale

2023 KURT FARMS LLC	2018-11-13	
2024 KURT FARMS LLC	2018-11-13	
2025 KURT FARMS LLC	2018-11-13	
2026 KURT FARMS LLC	2018-11-13 PT NW 1/4 & PT E 1/2 S30	
US 68	2WD	172.259A
	$270,000	

Eff Rate:- 37.57 — 37.86 — 37.71 — 37.72 — a/r

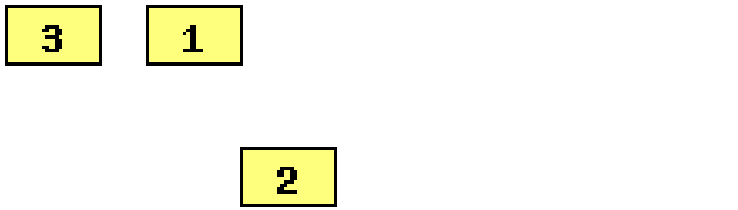
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	199	199	199	199	0	199	199	199
Acres	172.2590	172.2590	172.2590	172.2590	172.2590			
Land100%	1038830	1038830	1038830	1038830		1038830	1506230	1506240
Bldg100%	9200	9200	9200	9200		9200	9200	9200
Totl100%	1048030t	1048030t	1048030t	1048030t		1048030t	1515430t	1515440t
Cauv100%	489230	489230	489230	489230		1038830	1506230	468000
Tax Value:								
Land 35%	171230	171230	171230	171230		171230	163800	527180
Bldg 35%	3220	3220	3220	3220		3220	3220	3220
Totl 35%	174450t	174450t	174450t	174450t		174450t	167020t	530400t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	5932.78	5986.92	5962.56	5962.56	5962.56			
Cauv Sav	10516.96	6541.88	6601.56	6574.74				
Sp-Asmnt	386.53	374.53	389.74	389.74				

all buildings go with new split except for the big barn and grain bins
012000070000 63.999a
012000080000 85.26a

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
560	2	2018-11-13	KURT FARMS LLC	2WD		270000	950740	6260
453	2	2018-11-09	KURT DAVID A	2WD	*	0	950740	6260
762	2	2003-12-23	KURT FARMS LLC	2WD		396000	294600	67570
231	1	1992-03-17		1UN	*	0	0	217310
830	0	1985-11-18			*	0	0	408910

Year	Land	Bldg	Total	Net Tax
2022	88700	2190	90890	3916.60
2021	88700	2190	90890	3937.40

p r o j e c t		ben acres	/ %	factor
131 BLANCHARD RIVER MAINT	XA/2025			
183 WARMBROD - BLANCHARD	XA/2025			
921 BLANCHARD RIVER MAINT	XA/2023			
235 KELLOGG #983 - BLANCHARD	XA/2025			



US 68 45836

PUB ELECTRIC
PUB GAS
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD

Neighborhood:
Code: 100
Dwl/Gar/NC% 1.6000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	Flat Barn		78X76	5928		D	OLD/AV	56910	.80	.50	5690
2	Flat Barn		43X50	2150		D	OLD/AV	20640	.80	.50	2060
3	Grain Bin	*PP	22X18	396		C	OLD/	0			0
4	Lean-To		15X43	645		D	OLD/AV	4130	.65		1450

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	70.4509	8740	615740	2550	179650
C	2	BOB	BLOUNT SILT LOAM, 2	27.0043	8370	226030	2230	60220
C	6	DEA	DEL RAY SILT LOAM 0	4.7074	8530	40150	2260	10640
C	14	GWB	GLYNWOOD SILT LOAM	5.1889	7830	40630	1630	8460
C	26	MF	MILFORD SILTY CLAY	17.8017	10010	178200	3680	65510
C	39	PM	PEWAMO SILTY CLAY L	41.4184	9410	389750	3450	142890
C	51	WSTL	WASTE LAND	.5505	170	90	50	30
W	1	BOA	BLOUNT SILT LOAM 0-	1.6017	5230	8380	230	370
W	2	BOB	BLOUNT SILT LOAM, 2	.1284	4540	580	230	30
W	39	PM	PEWAMO SILTY CLAY L	.8592	7790	6690	230	200
	980	ROAD	ROAD	2.5476				

172.259	1506240	(100%)	468000	CAUV # 3250
	527180	(35%)	163800	

Call Back: Sign: PSN Date: 2015-11-02 Lister: 01-200006.0000-v082020R